



Order Filed on July 13, 2021
by Clerk
U.S. Bankruptcy Court
District of New Jersey

UNITED STATES BANKRUPTCY
COURT
DISTRICT OF NEW JERSEY
**Caption in Compliance with D.N.J. LBR
9004-2(c)**

Douglas S. Stanger, Esquire
Flaster/Greenberg P.C.
646 Ocean Heights Avenue
Linwood, NJ 08221
DSS5141
Phone: 609-645-1881
Chapter 7 Trustee

IN RE:

Joseph J. Craddock,

Debtor.

**CAMDEN, VICINAGE
Chapter 7**

Case No.: 20-18902

Honorable Jerrold N. Poslusny, Jr.

ORDER AUTHORIZING SALE OF REAL PROPERTY

The relief set forth on the following pages, numbered two (2) through two (2) is hereby
ORDERED.

DATED: July 13, 2021

Honorable Jerrold N. Poslusny, Jr.
United States Bankruptcy Court

Joseph J. Craddock
Case No. 20-18902-JNP
Amended Order Authorizing Sale of Real Property
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THIS MATTER comes before the Court by way of Motion by Douglas S. Stanger, Attorney for the Chapter 7 Trustee, on notice to all applicable creditors, and having reviewed and found the methods of service proper and that adequate notice of the within Motion was provided to these parties in interest. For good cause shown, it is hereby **ORDERED:**

1. Douglas S. Stanger, Chapter 7 Trustee ('the Trustee') for the Estate of Joseph J. Craddock is hereby authorized to sell the real property commonly known 754 Fourth Street, Somers Point, New Jersey for \$260,000.00 pursuant to the terms and conditions set forth in the Contract for Sale of Real Estate provided to the Court pursuant to 11 U.S.C. §§ 363(b) and 1303 free and clear of liens pursuant to 11 U.S.C. §363(b) and (f).

2. The mortgage held by Wilmington Savings Fund Society d/b/a/ Christiana Trust, not individually, but solely as Trustee for NYMT Loan Trust I (serviced by Fay Servicing) shall be fully satisfied with the proceeds of the sale.

3. The mortgage held by Towd Point Mortgage Trust 2019-SJ3, U.S. Bank National Association, as indenture trust (serviced by Select Portfolio Servicing) shall be fully satisfied with the proceeds of the sale.

4. Other closing fees payable by the Trustee may be satisfied from the proceeds of sale.